

Community Development
10000 Centennial Parkway
Sandy, Utah 84070
Telephone # (801) 568-7250
Facsimile # (801) 568-7278

Board of Adjustment Application

Revised November 2008

File/Case Number: BOA-01-21-5985 For staff use only Date Filed: 1/28/21
Fee: \$400 Receipt#: _____ Assigned Planner: MW

Type of Request (mark all that apply) Use Account Code #1-51-314515 unless otherwise noted.

☒ Variance ☐ Alleged Error

Please give a brief summary of the action requested: We plan to install a swimming pool in the yard which requires a 6 ft. fence. our lot is unique so we are looking for a variance regarding fencing set backs and tree removal so we can accomplish our landscaping plans.

Project Information

Name of Proposed Project: Pearce landscaping
Address of Proposed Project: 3382 E Deer Hollow Cir
Parcel Tax I.D. Number(s) (if available): _____
Current Condition (i.e. undeveloped, current zone, etc) developed, residence
Proposed Development/Action (i.e., subdivision, retail bldg, new zone) 6 FT Private fencing / tree removal

Applicant Information

Applicant's Name: Pearce, Trent + Aubrey Company: N/A
Address: 3382 E Deer Hollow Cir City, State, Zip: Sandy, UT 84092
Phone #: Office: _____ FAX: _____ Home/Cell: 801-664-5442
Email: trent121@gmail.com Signature: [Signature] Date: _____

Property Owner Information (if different than applicant)

Owner's Name: _____
Address: _____ City, State, Zip: _____
Phone #: Office: _____ FAX: _____ Home/Cell: _____
Email: _____ Signature: _____ Date: _____

Note: The Board of Adjustment normally meets on the second Thursday of the month. Applicants will be notified of changes in meetings and meeting times. The Planning Division will not officially accept a submittal until the conditions and necessary parts of each application procedure are completed. The Board of Adjustment will not review any submittal made less than fourteen (14) days prior to the scheduled meeting.

28-14-427-007
Strand J. Speck

Road

N 53°44'00" E

173.00'

N 38°44'00" E

180.00'

S 83°16'30" E
40.00'

170.00'

S 08°04'00" W

S 15°04'00" W

140.00'

S 40°19'00" W

S 03°20'00" E

174.88'

S 80°31'30" W

28-14-428-033
Massoud Parvar

28-14-428-025
Lynelle Slattery

28-14-428-019
G. Kirk & Kathy Olsen

ADDRESS OF SITE
3253 EAST DEER HOLLOW

Preliminary Plat.
DEER HOLLOW RANCH
DAVE BEGLEY
1223 SOUTH 900 EAST SUITE
SALT LAKE CITY, UTAH 84117

RICHARD P. SORENSEN
CIVIL ENGINEER & LAND SURVEYOR
4850 HIGHLAND CIRCLE

PLOT
SITE PLAN

SCALE: 1"=50'-0" (NOT TO SCALE)



- * Red line — is proposed 6 FT Privacy fence 2 ft. inside of private road
- * Line +++++ is proposed 6 FT red iron fence to complete pool fencing requirement
- * Blue shaded area is private road in area around variance request
- * Area is lot lines of our subject property (1.45 acres)

To: Board of Adjustments

From: Trent and Aubrey Pearce

Date: January 23, 2021

Re: Fencing and Tree Removal Variance

We are seeking a variance from the Sandy City code requirements with regards to fencing as well as landscaping in a sensitive overlay area. The code can be found in Sec. 21-28-3. – Fences: Residential Standards and in Chapter 21-15. – Sensitive Area Overlay Zone.

We recently contacted the city about the requirements to put in a swimming pool in the area south of our home and discovered that there are some hurdles to jump to be able to do this because we have a very unique lot. Although it is 1.45 acres in size, it is extremely limited in how it can be used due to its shape, topography, and road frontage. The home sits on the lot in such a way that there is very little land to the east or west of the residence. The usable ground to establish a nice yard with is all located to the south of the home. Although we consider this area to be our rear yard, the city sees this ground as our front and side yard. Therefore, we need a variance to be able to install the required 6 ft fence closer to the property line than the standard 30 feet. If required to fence at a 30 ft setback, the one usable area to establish a nice yard would be divided in to two unusable areas. It seems the intent of the code is to prohibit large fencing out in front of homes and to maintain visibility for traffic. In this case, the fencing would not be in front of the house. We would begin the private fence south of the home and extend it along the private drive. The private drive is actually located on my property but the 2 homes down the lane have an access easement. There is very little traffic and visibility would be a non-issue.

Regarding the sensitive area overlay zone, my understanding is that I am not allowed to remove native vegetation in order to landscape my yard. Again, my property is limited in usable area due to shape and topography. My lot is covered with hundreds of trees. I want to maintain as many of them as I can to keep the same look and feel in the neighborhood. I would ask that you grant me the ability to remove some trees as long as I do not remove anything located on the 30 degree slope areas and maintain a certain percentage of the trees on my lot. I understand that I will need to address drainage with the city engineer for any impervious areas that are added.

In conclusion, I would just say that my proposal would not generate any negative impacts on the surrounding properties. The neighbor to the south actually already has a 6 ft privacy fence at the property line. In this area, the homes are all on large lots and many of the properties have 6 ft fencing. In my case, the only neighbor who would be able to see my proposed fence from their home is Kirk Olsen. I spoke with him prior to making this application to see if he had any issue with it and he assured me that he didn't. I don't feel like we are asking for anything too crazy. We simply want to create a nice private area to enjoy as a family. I appreciate your consideration of my request.

Sincerely,



Trent Pearce

3382 East Deer Hollow Circle, Sandy, UT 84092

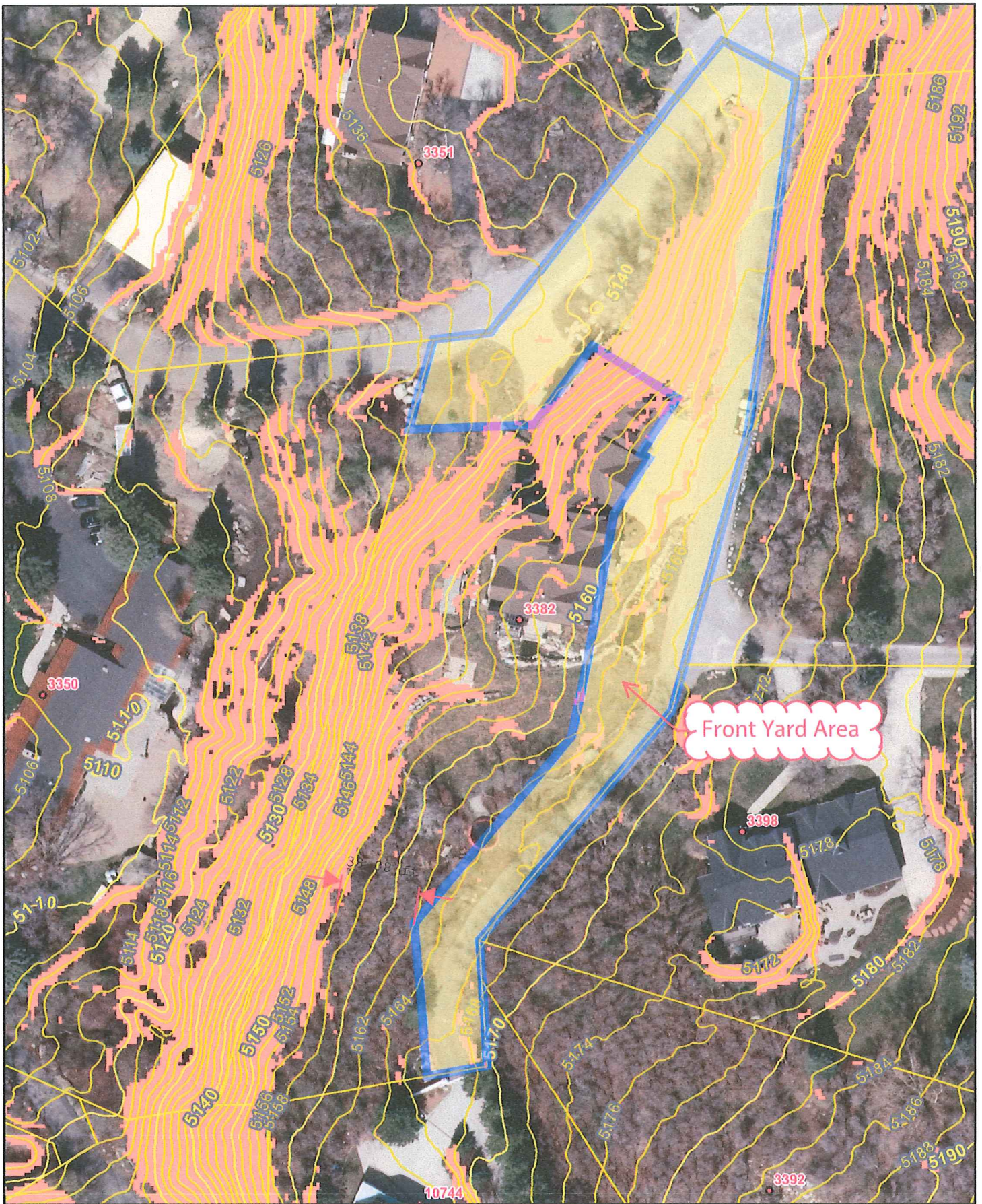
Legal Description:

Lot 3, Deer Hollow Ranches, according to the plat thereof as recorded in the office of the Salt Lake County Recorder.

This is a detailed plat map of the Deer Hollow Ranches. The map shows several land parcels, each labeled with a number and its acreage. The parcels are arranged in a grid-like fashion, with some parcels being larger than others. A red line highlights a specific boundary or path, possibly a road or a fence line. The map includes labels for 'THE HUNCHES', 'DEER HOLLOW RANCHES', and 'FOREST SUBDIVISION'. The map is oriented with North at the top. The following table lists the parcels and their acreage:

Parcel Number	Acreage
428006	1.37
428013	.44
428012	1.00
428019	1.00
428039	3
428037	1
428038	2
428042	1
428048	2
428049	2
428026	3.03
428011	5.00
402006	4
403001	4.89

The map also includes various survey data, such as bearings and distances, and labels for 'WASATCH BLVD.' and 'FOREST SUBDIVISION'. A red line highlights a specific boundary or path, possibly a road or a fence line. The map is oriented with North at the top.



0 15 30 60 90 120 Feet

